

**Planning Statement (including Design and Access)  
to accompany an Outline Planning Application  
for the Development of a detached Dwelling  
at land adjoining 206 Higham Common Road  
Barnsley**

**The Proposal**

The vacant site lies between single and two storey residential properties either side and has an existing access off Higham Common Road.

The proposal seeks to develop the site with a two storey detached dwelling the layout of which will meet all statutory separation distances.

**Policy**

The site falls within the existing residential policy area of Barnsley as defined by the adopted UDP, and therefore in principle the redevelopment of this brownfield site accords with the Council's policy subject to satisfactory detailing of the scheme to ensure compliance with the criteria established by adopted UDP policies PH11 and PH13.

PPG3 'Housing' seeks the efficient use of previously developed land to meet residential development needs, and applies a sequential test in the identification of suitable sites. This proposal clearly meets the criteria as a sustainable location close to local services and transport links.

**Pre-application discussion**

There have been no pre application discussions although the site has been granted outline planning approval by James Hyde (2007/1912).

**Character and Appearance**

The site lies within an established residential area, which includes a variety of dwelling styles and sizes. The wide range of property and uses in the area do not provide it with a unifying character and appearance and it is the very variety for buildings in the area that provides its visual interest.

**Design Parameters**

The width of the plot will only allow a single dwelling. The spacing and distancing of the new development from existing properties, together with window arrangements, respects the privacy of existing and future residents.

## **Density**

PPG3 seeks to ensure the efficient use of land. The proposal assists Barnsley to achieve its requirement of 70% of new housing on brownfield sites as required by Regional Planning Guidance.

## **Sustainability**

PPG3 'Housing' and PPG13 'Transport', which both post date the adoption of the UDP, encourage sustainable development, the efficient use of land and reduced reliance on the use of private cars. The application fulfills these objectives. It is close to local services including shops, schools, health services and employment, and lies within an established residential. There is a frequent bus service both to the town centre and other local service centres there are some shops and services within walking distance.

## **Access, Highways and Traffic Assessment**

The site benefits from excellent public transport links with bus stops a short distance from the site. The proposal provides for two off road parking spaces per unit.

Pedestrian access would be shared with the vehicular access

## **Access and Design**

- 1 *Use and amount:-* The site would be used 1 detached dwelling within an established residential area it satisfies adopted policies and national guidance for the reasons given above. The residential use and amount of development proposed would not be harmful to adjoining residential uses. The density is appropriate for the setting and site.
- 2 *Layout:-* The site provides for the dwellings set within a hard landscaped frontage with off street parking and private amenity space behind the building.
- 3 *Scale:-* The surrounding area contains an eclectic mix of property built over a number of years that encompass a wide variety of style and materials. This range of property results in no overarching architectural style or rhythm. As a result the site would suit a range of design approaches however it is considered, for the reasons given above, that the particular design proposed makes efficient use of the land, it would sit comfortably within its surrounding and provide a pleasant place for people to live.
- 4 *Landscape:-* All existing landscape features will be maintained and protected throughout the period of construction
- 5 *Appearance:-* For the reasons given above the development will be attractive and relate well to its surroundings.
- 6 *Access:-* The proposal provide for safe and easy pedestrian and vehicular access to and from the site, which is well located for local services. The dwelling would be designed to provide disabled access in accordance with current building regulations.

## **Conclusion**

The site comprises previously developed land, and subject to compliance with detailed design and appearance parameters its development for new dwellings meets the Government's requirements to secure the efficient re-use of brownfield land.

It is considered that the proposal is designed to a high standard, which will enhance the existing appearance of the area, whilst having no adverse effects on the residential amenity of neighbours, and which for the reasons given above complies with the Development Plan policies identified above.